

IN RE: PETITION FOR VARIANCE  
N/S Bond Avenue, 15 ft. E of  
The c/l of New Avenue  
50 Bond Avenue  
4<sup>th</sup> Election District  
3<sup>rd</sup> Councilmanic District  
James Moss, Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE No: 99-275-A

\*\*\*\*\*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 50 Bond Avenue in the Glyndon community of northwestern Baltimore County. The Petition was filed by James Moss, property owner. Variance relief is requested from Sections 1B02.3.C and 304 of the Baltimore County Zoning Regulations to permit a dwelling on a lot with a width of 54 ft. in lieu of the required 70 ft. and a side street setback of 16 ft. in lieu of the required 30 ft. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the requisite public hearing held for this case was James Moss, Petitioner/property owner, and Ron Kearney, the surveyor who prepared the site plan. Also present was Lenwood Johnson from the Office of Planning. There were no Protestants present.

Testimony and evidence was that the subject property is a roughly rectangular shaped lot, approximately 54 ft. wide and 111 ft. deep. The property has frontage on Bond Avenue in the Glyndon community. One side of the property abuts the right of way for Wolf Avenue. Testimony was offered that this right of way is 30 ft. in width, however, the paved section of Wolf Avenue is significantly narrower. Apparently, that road provides vehicular access to several dwellings to the rear of the subject site and is improved with a loose gravel/stone base, approximately 16 ft. wide.

Presently, the subject property is unimproved. The Petitioner proposes constructing a single family dwelling thereon. The building envelope is shown to be 23.7 ft. wide x 40 ft. deep. The property is zoned D.R.3.5; a classification which requires a 70 ft. width and 30 ft. setback from a street right of way.

FILED  
2/2/99  
J. J. [Signature]  
[Signature]  
[Signature]

Mr. Moss testified that he has owned the property for approximately 1 year. He indicated that the property would be unbuildable if variance relief was not granted. Testimony was also offered that the Office of Planning conditionally supports the project. A Zoning Plans Advisory Committee (ZAC) comment from the Office of Planning indicates that the variance request would be supported, assuming that the Petitioner submits detailed building elevation drawings showing the door, window and porch treatment of the Bond and Wolf Avenue sides of the house. This comment was generated in that the subject property is located in Glyndon, a community listed in the National Register of Historic Districts. The Petitioner and his surveyor indicated that detailed drawings, as required, would be submitted.

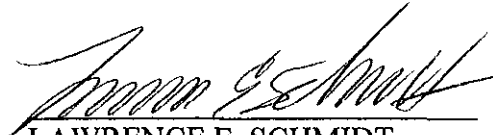
Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Variance. I am satisfied that the Petitioner has met the requirements of Section 307 of the BCZR. However, in granting the relief, I will require that the Petitioner submit detailed building elevation drawings to the Office of Planning. Those drawings shall provide a sufficient level of detail to allow the Office of Planning to review and evaluate the proposal. Moreover, no building permit shall be issued until the Office of Planning reviews and approves those schematic drawings.

Pursuant to the advertisement, posting of the property and the public hearing on this Petition held, and for the reasons given above, the relief requested shall be granted.

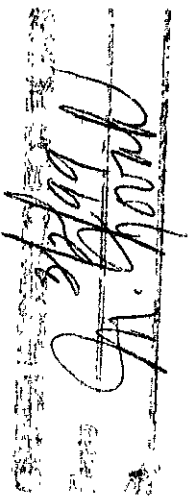
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County, this 2nd day of March, 1999, that the Petition for Variance from Sections 1B02.3.C and 304 of the Baltimore County Zoning Regulations (BCZR) to permit a dwelling on a lot with a width of 54 ft., in lieu of the required 70 ft., and a side street setback of 16 ft., in lieu of the required 30 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceedings at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason this Order is reversed, the Petitioner would be required to return, and be responsible for returning said property to its original condition.

2. The Petitioner shall submit detailed building elevation drawings to the Office of Planning for review and consideration. No building permit shall be issued until the Office of Planning has reviewed and approved the aforesaid building elevation drawings.



LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER  
FOR BALTIMORE COUNTY



3/2/99  
M. Howard



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

March 2, 1999

Mr. James Moss  
554 Presstman Street  
Baltimore, Maryland 21217

Mr. Ronald M. Kearney  
102 N. Main Street  
BelAir, Maryland 21014

RE: Petition for Variance  
Case No. 99-275-A  
James Moss, Petitioner  
Property: 50 Bond Avenue

Gentlemen:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an Appeal, please feel free to contact our Appeals Clerk at AC-410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
Encl.





# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 50 Bond Avenue

which is presently zoned D.R. 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B O 2 . 3 . C . & 3 0 4 ; B C 2 R , T O

PERMIT AN <sup>UNDERSIZED</sup> LOT WITH A WIDTH OF 54 FT. IN LIEU OF THE REQUIRED 70 FT. AND  
A SIDE STREET SETBACK OF 16 FT. IN LIEU OF THE REQUIRED 30 FT.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

The lot is a corner lot and is 54 feet wide.

By meeting the required setbacks, there is not sufficient area for a dwelling.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

## Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Case No. 99-275A

REV 9/15/98

## Legal Owner(s):

Name - Type or Print

Signature

James Moss

Name - Type or Print

Signature

554 Presstman Street 410-523-8906

Address

Telephone No.

Baltimore, Maryland 21217

City

State

Zip Code

## Representative to be Contacted:

Ronald M. Kearney

Name

102 N. Main Street 410-838-1441

Address

Telephone No.

Bel Air, Maryland 21014

City

State

Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By [Signature]

Date

1.20.99

[Signature]

## **ZONING DESCRIPTION**

### **ZONING DESCRIPTION FOR 50 Bond Avenue**

**Beginning at a point on the North side of Bond Avenue which is 40 feet wide at the distance of 15 feet East of the centerline of the nearest improved intersecting street, New Avenue, which is 30 feet wide. Being Lot #8, in the subdivision of "Property of Jacob W. Wolfe" as recorded in Baltimore County Plat Book #7, Folio #79, containing 10,808 square feet. Also known as 50 Bond Avenue and located in the 4th Election District, 3rd Councilmanic District.**

275

**44-275-A**

**NOTICE OF ZONING  
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-275-A  
50 Bond Avenue  
N/8 Bond Avenue, 15' E of  
centerline New Avenue  
4th Election District  
3rd Councilmanic District  
Legal Owner(s):  
James Moss

Variance: to permit an oversized lot with a width of 54 feet in lieu of the required 70 feet and a side street setback of 18 feet in lieu of the required 30 feet.

Hearing: Thursday, February 25, 1999 at 2:00 p.m. in Room 407, County Courts Bldg., 401 Bayley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, contact the Zoning Review Office at (410) 887-3391.

2/089 Feb. 4 C268608

## CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/4/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/4/, 1999.

**THE JEFFERSONIAN,**

*A. Henickson*

LEGAL AD. - TOWSON

**BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT**

275

No. **062365**

DATE 1-20-99 ACCOUNT R.I. F150

AMOUNT \$ 50.00

RECEIVED FROM: J. Moss  
50 Broad Ave.

FOR: UAR (cell)

**DISTRIBUTION**  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

JCM

**PAID RECEIPT**

PROCESS ACTUAL TIME  
1/20/1999 1/20/1999 09:19:00  
RE: 0903 CASHIER PAID PFM DROMER  
5 MISCELLANEOUS CASH RECEIPT  
Receipt # 072560  
CR NO. 062365

50.00 CHECK: 111  
Baltimore County, Maryland

**99-275-A**

**CASHIER'S VALIDATION**



# CERTIFICATE OF POSTING

RE Case No.

X 99-275-A

Petitioner Developer J. MOSS, ETAL

90 K.L.S. CONSULTANTS

Date of Hearing Closing 2/25/99

F-879-4776

Baltimore County Department of  
Permits and Development Management  
County Office Building Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at 50 BOND AVENUE

The sign(s) were posted on

2/9/99

(Month, Day, Year)

Sincerely,

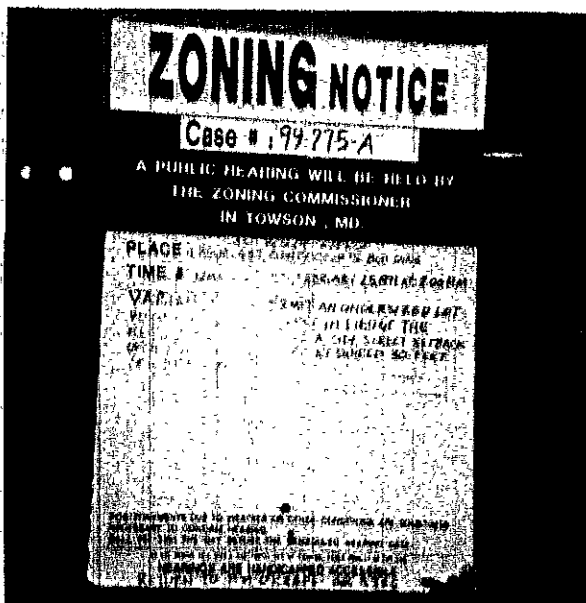
Patrick M O'Keefe 2/18/99  
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE  
(Printed Name)

523 PENNY LANE  
(Address)

HUNT VALLEY, MD, 21030  
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571  
(Telephone Number)



RE: PETITION FOR VARIANCE  
50 Bond Avenue, N/S Bond Ave,  
15' E of c/I New Avenue, 4th Election  
District, 3rd Councilmanic

Legal Owners: James Moss

Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case Number: 99-275-A

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 27<sup>th</sup> day of January, 1999, a copy of the foregoing Entry of Appearance was mailed to Ronald M. Kearney, 102 N. Main Street, Bel Air, MD 21014, representative for Petitioner(s).

Peter Max Zimmerman  
PETER MAX ZIMMERMAN



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

January 28, 1999

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-275-A  
50 Bond Avenue  
N/S Bond Avenue, 15' E of centerline New Avenue  
4<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owner: James Moss

Variance to permit an undersized lot with a width of 54 feet in lieu of the required 70 feet and a side street setback of 16 feet in lieu of the required 30 feet.

HEARING: Thursday, February 25, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

c: James Moss  
Ronald M. Kearney

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FEBRUARY 10, 1999.**  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



TO: PATUXENT PUBLISHING COMPANY  
February 4, 1999 Issue – Jeffersonian

Please forward billing to:

James Moss  
554 Presstman Street  
Baltimore, MD 21217

410-523-8906

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## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-275-A

50 Bond Avenue

N/S Bond Avenue, 15' E of centerline New Avenue

4<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owner: James Moss

Variance to permit an undersized lot with a width of 54 feet in lieu of the required 70 feet and a side street setback of 16 feet in lieu of the required 30 feet.

HEARING: Thursday, February 25, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 275

Petitioner: JAMES MOSS

Location: 50 BOND AVENUE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JAMES MOSS

ADDRESS: 554 PRESSMAN ST.

BALTIMORE, MD. 21217

PHONE NUMBER: 410-523-8906

AJ:ggs

(Revised 09/24/96)

99-275-A

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_.

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 99-275A

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: A VARIANCE TO APPROVE AN <sup>UNDERSIZED</sup> LOT <sup>WITH A</sup> WIDTH OF  
54ft. IN LIEU OF THE REQUIRED 70ft AND A  
SIDE STREET SETBACK OF 16ft. IN LIEU OF  
THE REQUIRED 30ft.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

February 18, 1999

Mr. Ronald M. Kearney  
102 N. Main Street  
Bel Air, MD 21014

RE: Item No.: 275  
Case No.: 99-275-A  
Location: 50 Bond Avenue

Dear Mr. Kearney:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on January 20, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development Management

DATE: 2-8-99

FROM: R. Bruce Seeley, Project Manager *RB/JS*  
Development Coordination  
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: 2/1/99

The Department of Environmental Protection and Resource Management has  
**no comments** for the following Zoning Advisory Committee Items:

Item #'s: 268  
269  
270  
271  
272  
273  
274  
275  
276





**Baltimore County  
Fire Department**

700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4500

January 28, 1999

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF February 1, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

268, 269, 270, 271, 272, 273, 274, 275, 276, and 277

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper

B A L T I M O R E   C O U N T Y,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:        Arnold Jablon, Director  
           Department of Permits & Development  
           Management

Date:   February 10, 1999

FROM:     Robert W. Bowling, Supervisor  
           Bureau of Developer's Plans Review

SUBJECT:   Zoning Advisory Committee Meeting  
           for February 8, 1999  
           Item No. 275

           The Bureau of Developer's Plans Review has reviewed the subject zoning item. Bond Avenue is an existing road which shall ultimately be improved as a 30-foot street cross section on a 50-foot right-of-way.

RWB:HJO:jrb

cc:   File

ZONE0208.275

hs  
2/25

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Dept. of Permits & Development Management

**DATE:** February 25, 1999

**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

**SUBJECT:** 50 Bond Avenue

### INFORMATION

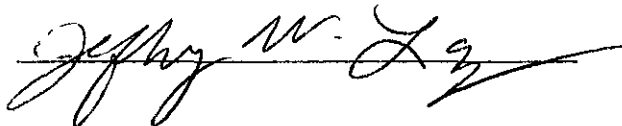
Item Number: 99-275  
Petitioner: Robert Kearney (owner's representative)  
Zoning: DR - 3.5  
Requested Action: Variance

### RECOMMENDATIONS ON THE PROPOSAL

This property is in the Reisterstown National Register Historic District, and is also one of the forty identified African American Settlements in Baltimore County. The LPC regularly provides advisory comments on development proposals within National Register Districts.

At their meeting on February 11, 1999, the Commission reviewed the proposal for the single family dwelling at 50 Bond Avenue. The Commission unanimously agreed to recommend that a note be placed on the plan that states: "Elevations of the proposed house will be submitted to the Office of Planning for review and approval prior to the issuance of a building permit." The Office of Planning will, using the Commission's Historic Design Guidelines, consider design features that maintain the rhythm, proportions, architectural details, roof lines, and massing of surrounding historic buildings. The Commission specified that the entrance should be oriented towards Bond Avenue to maintain the existing development pattern.

Section Chief:



KA:kra

hs  
2/25

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**Date:** February 4, 1999


**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

**ITEM NO:** 275

The Office of Planning provided comments to PDM regarding an undersized lot request on January 29, 1999 (see attached). Provided the stated conditions of the staff's approval of the undersized are met, the Office of Planning supports the applicant's request. As the subject property is located in the Glyndon National Register Historic District, additional comments will be forwarded subsequent to the February 11, 1999 meeting of the Landmarks Preservation Commission meeting.

Section Chief:



AFK/JL

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

99-275A

TO: Director, Office of Planning & Community Conservation  
Attn: Ervin McDaniel  
County Courts Bldg, Rm 406  
401 Bosley Av  
Towson, MD 21204

FROM: Arnold Jablon, Director, Department of Permits & Development Management

8 Permit Number

2/4/99

RE: Undersized Lots

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ JAMES MOSS 554 PRESSTMAN ST. BALTO, MD. 21217 410-523-8906  
Print Name of Applicant Address Telephone Number

☐ Lot Address 50 BOND AVE. Election District 4 Council District 3 Square Feet 10,808

Lot Location: N E S W / side / corner of BOND AVE. & WOLF AVE. feet from N E S W corner of \_\_\_\_\_  
(street) (street)

Land Owner JAMES MOSS Tax Account Number 0425045610

Address 554 PRESSTMAN ST. Telephone Number 410-523-8906  
BALTIMORE, MD. 21217

☐ CHECKLIST OF MATERIALS: to be submitted for design review by the Office of Planning & Community Conservation PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	—	—
2. Permit Application	—	✓
3. Site Plan	—	—
Property (3 copies)	—	—
Topo Map (available in Rm 208 C.O.B.) (2 copies)	—	—
(please label site clearly)	—	—
4. Building Elevation Drawings	—	—
5. Photographs (please label all photos clearly)	—	—
Adjoining Buildings	—	—
Surrounding Neighborhood	—	—

Residential Processing Fee Paid  
Codes 030 & 080 (\$85)

Accepted by \_\_\_\_\_  
ZADM

Date \_\_\_\_\_

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

☐ Approval ☐ Disapproval ☒ Approval conditioned on required modifications of the permit to conform with the following recommendations:

The submitted elevations are not adequate for a complete review. Prior to receiving a building permit the applicant must submit the following to the Office of Planning for review and final approval:

- 1) Detailed elevations showing the door, window and porch treatment of the Bond and Wolf Ave sides of the house
- 2) Driveway, garage or parking layout.

Signed by: Jeffrey W. Long  
for the Director, Office of Planning & Community Conservation

Date: 1/29/99



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor  
John D. Porcari  
Secretary  
Parker F. Williams  
Administrator

Date: 1.26.99

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

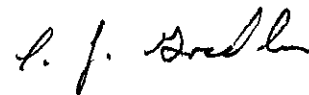
RE: Baltimore County  
Item No. 275 JCM

Dear, Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

  
/s/ Michael M. Lenhart, Acting Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

# Petitioners

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

RON KEARNEY

102 N. MAIN ST. BELAIR,  
21014 MD.

JAMES MOSS

554 PRESSMAN ST  
21227  
PLANNING OFFICE 401 BOSLEY AVE

LENWOOD JOHNSON



99-275.4

50 Bond Ave

6 bydon

unimproved

54 wide x 201.8

proposed

23.7 x 40 feet -

Wolfe ave is gravel strip

15 feet wide gravel -

unimproved -

Now owned 1 1/2 years

- Oneida Johnson is seller

Now to occupy -

Have well front Bond -

no garage - parking pad in  
front -

OK to  
Grant  
I require  
plans to  
be submitted  
to OP



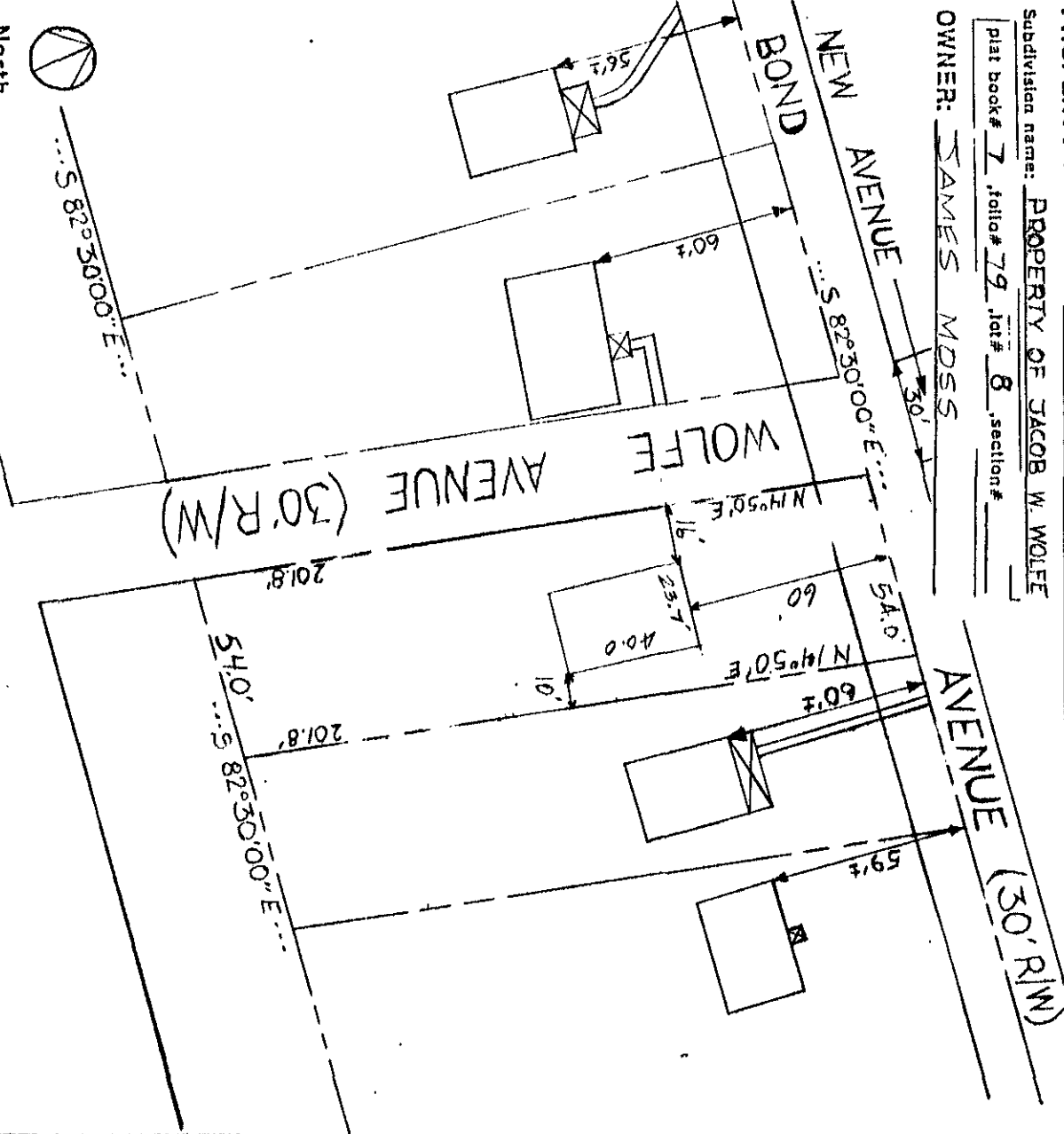
# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 50 BOND AVENUE see pages 5 & 6 of the CHECKLIST for additional required information

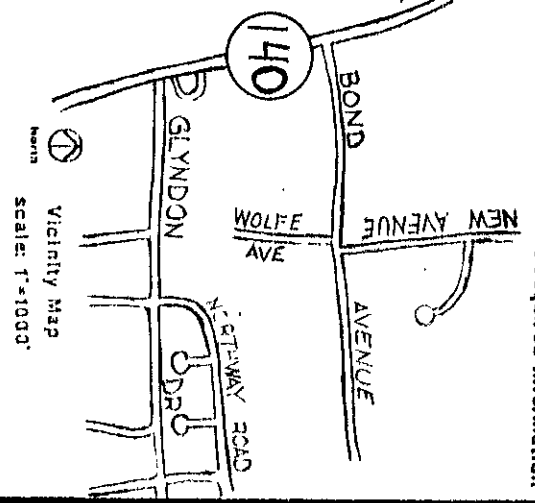
Subdivision name: PROPERTY OF JACOB W. WOLFE

plat book # 7, folio # 79, lot # 8, section #       

OWNER: JAMES MOSS



North  
date: 1/15/99  
prepared by: K.L.S. CONSULTANTS INC. Scale of Drawing: 1" = 50'



## LOCATION INFORMATION

Election District: 4  
Councilmanic District: 3

1"=200' scale map#: N.W. 16-J

Zoning: D.R. 3.5

Lot size: 0.25 10,808  
acreage square feet

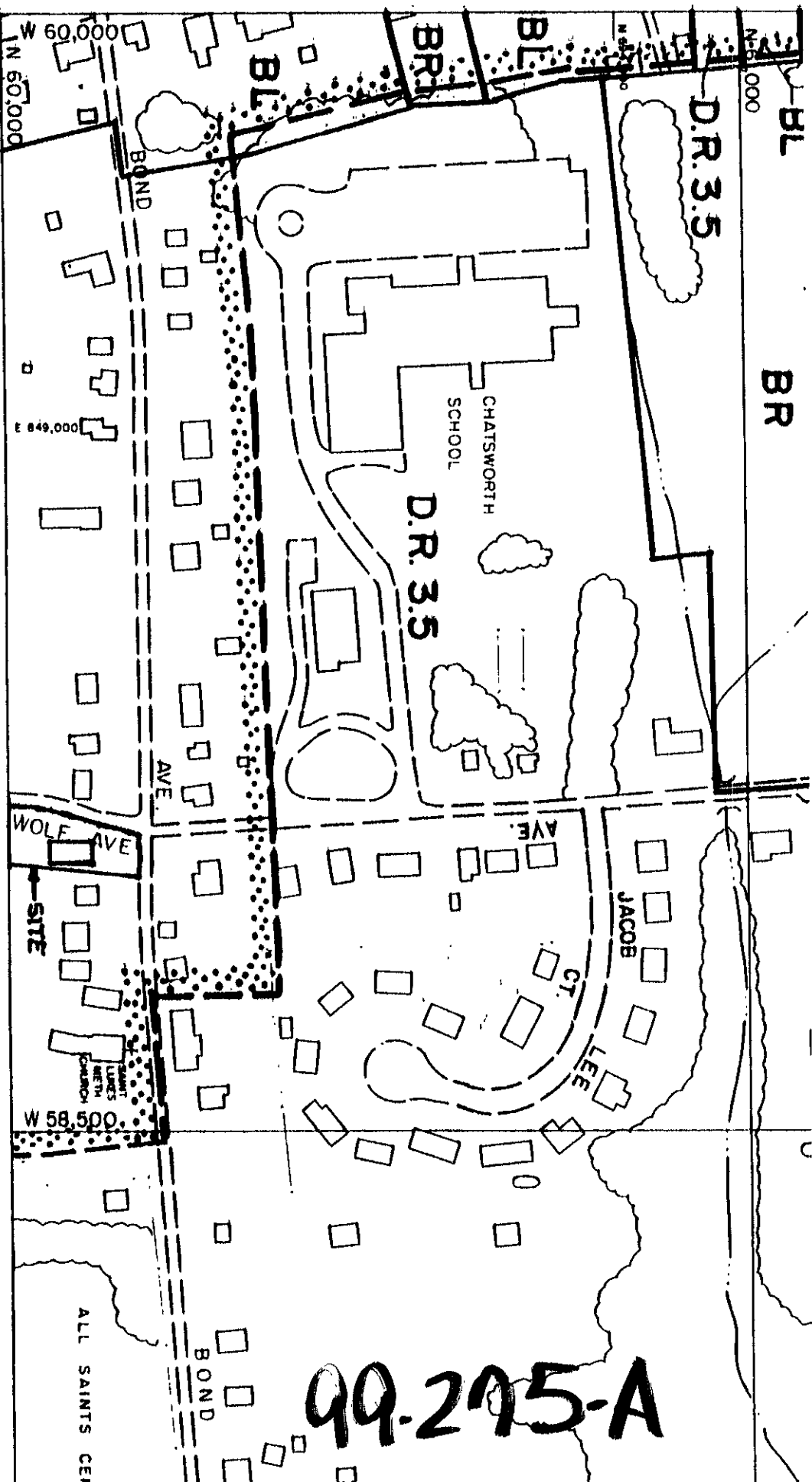
SEWER: ☒ PUBLIC ☐ PRIVATE  
WATER: ☒ ☐  
Chesapeake Bay Critical Area: ☐ YES ☒ NO  
Prior Zoning Hearings: NONE

## Zoning Office USE ONLY!

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE#: \_\_\_\_\_

JCM 275

99-275-A



X-SE W-SW

N.W. 16-J

1" = 200'

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

OCTOBER 8, 1996

ADOPTED BY  
THE BALTIMORE COUNTY COUNCIL

1996 COMPREHENSIVE ZONING MAP

Chairman, County Council

*Kevin Kennedy*

99-275-A

IN RE: PETITION FOR ADMIN. VARIANCE  
W/S Marburg Manor Drive, 145' N of  
the c/l of Thornton Road  
(8502 Marburg Manor Drive)  
8<sup>th</sup> Election District  
3<sup>rd</sup> Councilmanic District

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 99-257-A

Stanley A. Morrison, M.D., et ux  
Petitioners

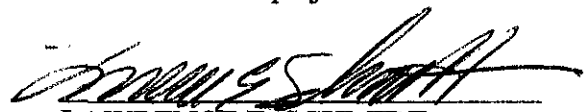
\* \* \* \* \*

ORDER OF DISMISSAL

WHEREAS, the owners of the subject property filed a Petition for Administrative Variance seeking relief from Sections 1B01.2.C.2(a) and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.5.a of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a window to tract boundary setback of 10 feet in lieu of the required 26.25 feet for an open projection (deck) to the rear of the existing dwelling, in accordance with the site plan submitted.

Pursuant to Section 26-127 (b)(1) of the Baltimore County Code, the Petitioners filed the supporting affidavits and the property was duly posted the requisite 15 days. At the timely request of an adjoining property owner, a public hearing was scheduled for March 3, 1999 to determine the appropriateness of the relief requested. Apparently, having decided that they no longer wanted to pursue a variance, the Petitioners subsequently withdrew their request, by letter received in the Department of Permits and Development Management on February 18, 1999. Thus, the matter shall be dismissed without prejudice.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23<sup>rd</sup> day of March, 1999 that the Petition for Administrative Variance filed in the above-captioned matter be and the same is hereby DISMISSED without prejudice.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Dr. & Mrs. Stanley Morrison

Ms. Sue Ramzy

Mr. Vince Moskunas, M & H Deveopment Engineering, Inc.  
People's Counsel; Case File

ORDER RECEIVED FOR FILING  
Date 3/23/99  
By [Signature]



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 8502 Marbury Manor Dr  
which is presently zoned Residential DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1B01.2.C.2.a BCZR and

U.B.5.a CMDP, and Section 301.1 BCZR to allow an open projection, window to tract boundary setback of 10 ft. in lieu of the required 26.25 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Attorney For Petitioner:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Legal Owner(s):

Stanley Morrison  
Name - Type or Print \_\_\_\_\_  
☒ Signature \_\_\_\_\_  
Stanley Morrison  
Name - Type or Print \_\_\_\_\_  
☒ Signature \_\_\_\_\_  
8502 Marbury Manor Dr 410-337-5026  
Address Telephone No. \_\_\_\_\_  
Lutherville, Md 21043  
City State Zip Code

## Representative to be Contacted:

M&H Development Eng. % Vince Moskunus  
Name \_\_\_\_\_  
200 E. Joppa Road Km 101 410 828-9060 day  
Address Telephone No. \_\_\_\_\_  
Towson MD 21286 410-337-5096 night  
City State Zip Code

Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this Feb day of 1999, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Larry Schmidt /scj  
Zoning Commissioner of Baltimore County

CASE NO. 99-257-A

REV 9/15/98

Reviewed By BR Date 1/7/99

Estimated Posting Date 1/17/99

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

8502 Marbury Manor Dr  
Address  
Lutherville MD 21093  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

1. The house is existing, which establishes the rear yard area. The configuration of the lot restricts the use of the area.
2. The houses in the development are covered under a convenience as to the minimum area. This lot size is approximately 13,068 S.F. in size, the house is 2,945 S.F. in size.
3. A normal deck size would not be compatible to the price range of the homes and the existing rear yard area restricts the proper size.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]  
Signature  
STANLEY MORRISON  
Name - Type or Print

[Signature]  
Signature  
Candis Morrison  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14<sup>th</sup> day of December, 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Stanley Morrison + Candis Morrison  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Dec 14th 98  
Date

[Signature]  
Notary Public

My Commission Expires July 28, 2001

REU 09/15/98

Kristie Lynn Kenney, Notary Public  
Harford County  
State of Maryland  
My Commission Expires July 28, 2001

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

8502 Marlbury Manor Drive  
Address  
Lutherville, MD 21093  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

1. The house is existing, which establishes the rear yard area. The configuration of the lot restricts the use of the area.
2. The houses in the development are covered under a convenience as to the minimum area. This lot size is approximately 13,068 S.F. in size, the house is 2,945 S.F. in size.
3. A normal deck size would not be compatible to the price range of the homes and the existing rear yard area restricts the proper size.



Kristie Lynn Kenney, Notary Public  
Harford County  
State of Maryland  
My Commission Expires July 28, 2001

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

STANLEY MORRISON  
Signature  
Name - Type or Print

Candis Morrison  
Signature  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of December, 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Stanley Morrison & Candis Morrison  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Dec 4th, 98  
Date

Kristie Lynn Kenney  
Notary Public  
My Commission Expires July 28, 2001

REU 09/15/98

Kristie Lynn Kenney, Notary Public  
Harford County  
State of Maryland  
My Commission Expires July 28, 2001



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 8502 Marburg Manor Dr  
which is presently zoned Residential DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

V. B. 5. a C M D P, and Section 1301.2.a BC2R and  
Section 301.1 BC2R to allow an open  
projection, window to tract boundary setback of 10 ft. in lieu  
of the required 26.25 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Attorney For Petitioner:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Legal Owner(s):

STANLEY MOSKUNAS  
Name - Type or Print \_\_\_\_\_  
☒ Signature \_\_\_\_\_  
Candis Morrison  
Name - Type or Print \_\_\_\_\_  
☒ Signature \_\_\_\_\_  
8502 Marburg Manor Dr 410  
Address \_\_\_\_\_ Telephone No. 337-5096  
Lutherville Md 21093  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Representative to be Contacted:

M&H Development Eng. % Vince Moskunus  
Name \_\_\_\_\_  
200 E. Joppa Rd. Rm 101 410 828-9060 day  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Towson, MD 21286 410-337-5096 night  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

A Public Hearing having been formally demanded ~~and/or found to be required~~, it is ordered by the Zoning Commissioner of Baltimore County, this 1st day of Feb, 1999, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Lamy Schmidt /scj  
Zoning Commissioner of Baltimore County

CASE NO. 99-257-A

REV 9/15/98

Reviewed By BR Date 1/7/99

Estimated Posting Date 1/17/99

TEL.: 410-828-9060

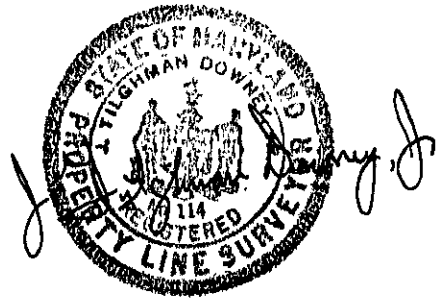
FAX: 410-828-9068

**M. & H. DEVELOPMENT ENGINEERS, INC.**

200 EAST JOPPA ROAD  
ROOM 101, SHELL BUILDING  
TOWSON, MARYLAND 21286

**ZONING DESCRIPTION FOR #8502 MARBURG MANOR DRIVE**

Beginning at a point on the west side of Marburg Manor Drive which is 50 feet wide at the distance of 145 feet north of the centerline of Thornton Road which is 65 feet wide. Being Lot #26 in the Subdivision of Seminary Overlook as recorded in Baltimore County Plat Book #61, Folio #45, containing 0.30 acres, more or less. Also known as #8502 Marburg Manor Drive and located in the 8th. Election District, 3rd. Councilmanic District.



J. Tilghman Downey, Jr.

99-257-A

#257



## No. 6697

DATE: 2/1/98 ACCOUNT:

05191002

## ACCOUNT

AMOUNT :

\$ 40.00

RECEIVED  
FROM: \_\_\_\_\_

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**FOR:**

AD VAR CHALLENGE 99-287-A

**DISTRIBUTION**  
**WHITE - CASHIER**

**PINK - AGENCY**

**YELLOW - CUSTOMER**

## CASHIER'S VALIDATION

[illegible]

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[illegible]

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**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET & FINANCE**  
**MISCELLANEOUS RECEIPT**

No. 062538

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DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

## BEHOLD - CUSTOMER

## CASHIER'S VALIDATION

2. 第一、二、三、四、五、六、七、八、九、十、十一、十二、十三、十四、十五、十六、十七、十八、十九、二十、二十一、二十二、二十三、二十四、二十五、二十六、二十七、二十八、二十九、三十、三十一、三十二、三十三、三十四、三十五、三十六、三十七、三十八、三十九、四十、四十一、四十二、四十三、四十四、四十五、四十六、四十七、四十八、四十九、五十、五十一、五十二、五十三、五十四、五十五、五十六、五十七、五十八、五十九、六十、六十一、六十二、六十三、六十四、六十五、六十六、六十七、六十八、六十九、七十、七十一、七十二、七十三、七十四、七十五、七十六、七十七、七十八、七十九、八十、八十一、八十二、八十三、八十四、八十五、八十六、八十七、八十八、八十九、九十、九十一、九十二、九十三、九十四、九十五、九十六、九十七、九十八、九十九、一百。

Figure 1

[illegible]

**Figure 6**

Figure 6

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99-257-A

**NOTICE OF ZONING  
HEARINGS**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-257-A  
8502 Marburg Manor Drive  
W/S Marburg Manor Drive,  
145' N of centerline Thornton  
Road  
8th Election District  
3rd Councilmanic District  
Legal Owner(s): Stanley Morrison & Candis Morrison

**Administrative Variance:** to allow an open projection, window to tract boundary setback of 10 feet in lieu of the required 26.25 feet.

**Hearing:** Wednesday, March 3, 1999 at 2:30 p.m. in Room 407, County Courts Building, 401 Bockley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for Special Accommodations. Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the file and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

2/7/76 Feb. 11 C290134

# CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/11, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/11, 1999.

THE JEFFERSONIAN,

*A. Henricson*

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE: CASE # 99-257-A

PETITIONER/DEVELOPER:

(Stanley Morrison)

DATE OF HEARING/CLOSING:

(Feb. 1, 1999)

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Ave.  
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary  
sign(s) required by law were posted conspicuously on the property located at  
8502 Marburg Manor Dr. Baltimore, Maryland 21093\_\_\_\_\_

The sign(s) were posted on\_\_\_\_\_ 1-16-99 \_\_\_\_\_  
[Month, Day, Year]

Sincerely,

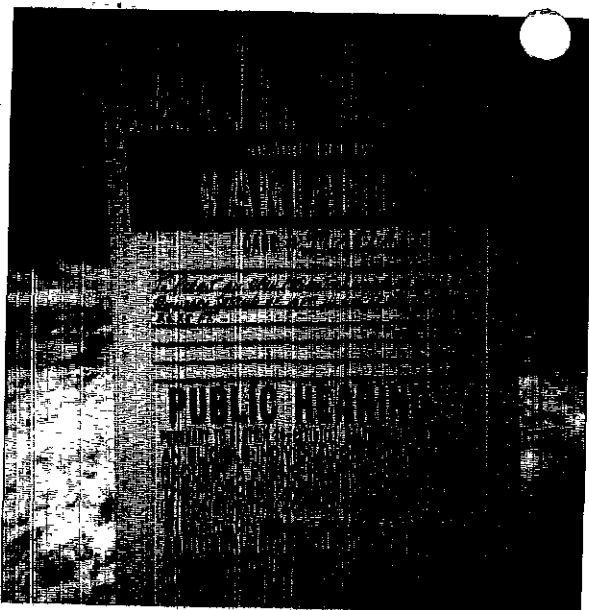
  
(Signature of Sign Poster & Date)

\_\_\_\_\_ Thomas P. Ogle, Sr. \_\_\_\_\_

\_\_\_\_\_ 325 Nicholson Road \_\_\_\_\_

\_\_\_\_\_ Baltimore, Maryland 21221 \_\_\_\_\_

\_\_\_\_\_ (410)-687-8405 \_\_\_\_\_  
(Telephone Number)





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

February 3, 1999

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 99-257-A**  
8502 Marburg Manor Drive  
W/S Marburg Manor Drive, 145' N of centerline Thornton Road  
8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owner: Stanley Morrison & Candis Morrison

Administrative Variance to allow an open projection, window to tract boundary setback of 10 feet in lieu of the required 26.25 feet.

HEARING: Wednesday, March 3, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

c: Candis & Stanley Morrison  
M&H Development Eng.  
Sue Ramzy

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FEBRUARY 16, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



TO: PATUXENT PUBLISHING COMPANY  
February 11, 1999 Issue – Jeffersonian

Please forward billing to:

Stanley Morrison

410-337-5096

8502 Marburg Manor Drive

Lutherville, MD 21093

---

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 99-257-A**

8502 Marburg Manor Drive

W/S Marburg Manor Drive, 145' N of centerline Thornton Road

8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owner: Stanley Morrison & Candis Morrison

Administrative Variance to allow an open projection, window to tract boundary setback of 10 feet in lieu of the required 26.25 feet.

**HEARING:** Wednesday, March 3, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

sgj

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 99- 257 -A Address 8502 Marburg Manor Dr.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 1/7/99 Posting Date: 1/17/99 Closing Date: 2/1/99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 99- 257 -A Address 8502 Marburg Manor Dr.

Petitioner's Name Stanley & Candis Morrison Telephone 410-337-5096

Posting Date: 1/17/99 Closing Date: 2/1/99

Wording for Sign: To Permit an open projection window to tract  
boundary setback of 10 ft. in lieu of the required  
26.25 ft.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 257

Petitioner: Stanley & Candis Morrison

Location: 8502 Marburg Manor Drive  
Lutherville, MD. 21093

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Stanley Morrison

ADDRESS: 8502 Marburg Manor Dr.  
Lutherville, MD 21093

PHONE NUMBER: 410 337-5096

AJ:ggs

(Revised 09/24/96)

99-257-A

#257



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

January 29, 1999

Mr. Vince Moskunas  
M & H Development Engineering  
200 E. Joppa Road, Room 101  
Towson, MD 21286

RE: Item No.: 257  
Case No.: 99-257-A  
Location: 8502 Marbury Manor  
Drive

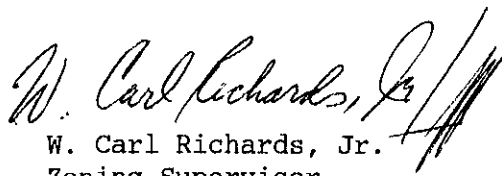
Dear Mr. Moskunas:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on January 7, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,



W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)

Enclosures



Printed with Soybean Ink  
on Recycled Paper





**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Date: 1.12.99

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 257 BR

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

*in* Michael M. Lenhart, Acting Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

A.V.  
2/1  
Long  
requested

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**Date:** January 19, 1999

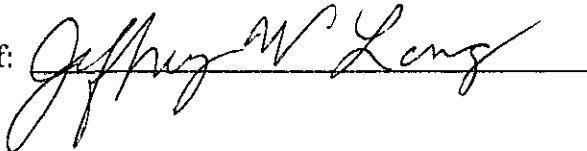
**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):  
Item No (s): 255, 256, 257, and 258

If there should be any questions or this office can provide additional information, please  
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

February 19, 1999

Ms. Sue Ramzy  
2 Eastport Court  
Lutherville, MD 21093

Dear Ms. Ramzy:

RE: Case Number 99-257-A, 8502 Marburg Manor Road

The above matter, previously assigned to be heard on March 3, 1999, has been withdrawn per the legal owner's request.

If you need further information or have any questions, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with the initials "scj" written below it.

Arnold Jablon  
Director

AJ:scj

c: Dr. & Mrs. Stanley Morrison

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



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on Recycled Paper

2/17/99  
8  
JO WCR  
To Sopy  
February 12, 1999

Dear Mr. Jablon,

I am writing to request a change in the date of a zoning hearing which was scheduled for Wednesday, March 3 1999 at 2:00p.m.. The case number is

99-257-A. My husband and I expect to be out of state during that week and would be unable to attend however this matter is of great concern to us and we would like to be at the hearing. Please let us know if it is possible to change the date to another time. Thank you for your consideration.

Sue Ramzy  
2 Eastport Court  
Lutherville, Md. 21093



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

February 3, 1999

Mr. & Mrs. Stanley Morrison  
8502 Marburg Manor Drive  
Lutherville, MD 21093

Dear Mr. & Mrs. Morrison:

RE: Demand for Public Hearing, Case Number 99-257-A, 8502 Marburg Manor Drive

The purpose of this letter is to officially notify you that the posting of the subject property has resulted in a timely demand for a public hearing on February 1, 1999 concerning your proposed administrative procedure.

As a result of the above, your hearing is scheduled for Wednesday, March 3, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.

You must have the property reposted with the hearing date, time and place by Tuesday, February 16, 1999. The petitioner or his/her agent may not personally post or change a zoning sign; one of the currently approved vendors/posters must be contacted to do so. The hearing will be advertised in the paper and the person indicated on the advertising form will be billed directly by the newspaper.

If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "WCR/scj".

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:scj

c: Sue Ramzy, Protestant  
M&H Development Eng.

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper



## FORMAL DEMAND FOR HEARING

CASE NUMBER: 99-257-A

Address: 8502 Marburg Manor Drive 21093

Petitioner(s): Sue Ramzy

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We Sue Ramzy  
Name - Type or Print

☒ Legal Owner OR ☐ Resident of

2 Eastport Ct

Address Lutherville Md 21093

City State Zip Code

410) 296-6467

Telephone Number

which is located approximately joining feet from the  
property, which is the subject of the above petition, **do hereby**  
**formally demand that a public hearing be set in this matter.**  
**ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS**  
**DEMAND.**

Sue Ramzy 2/1/99  
Signature Date

Signature  
Revised 9/18/98 - wcr/scj

Date

**STANLEY A. MORRISON, M.D., F.A.C.P.**  
Gastroenterology

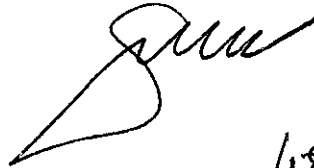
Morgan Prof. Bldg.  
5601 Loch Raven Blvd.  
Baltimore, MD 21239  
323-6226 x217  
Fax 323-5289

Medical Arts Bldg.  
9109 Franklin Square Dr.  
Suite 321  
Baltimore, MD 21237  
391-1004

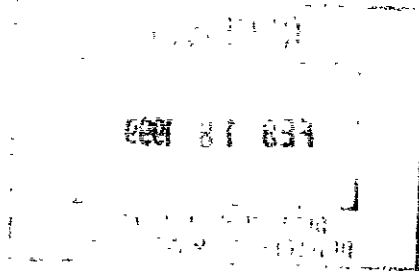
Mr. Arnold Jablon

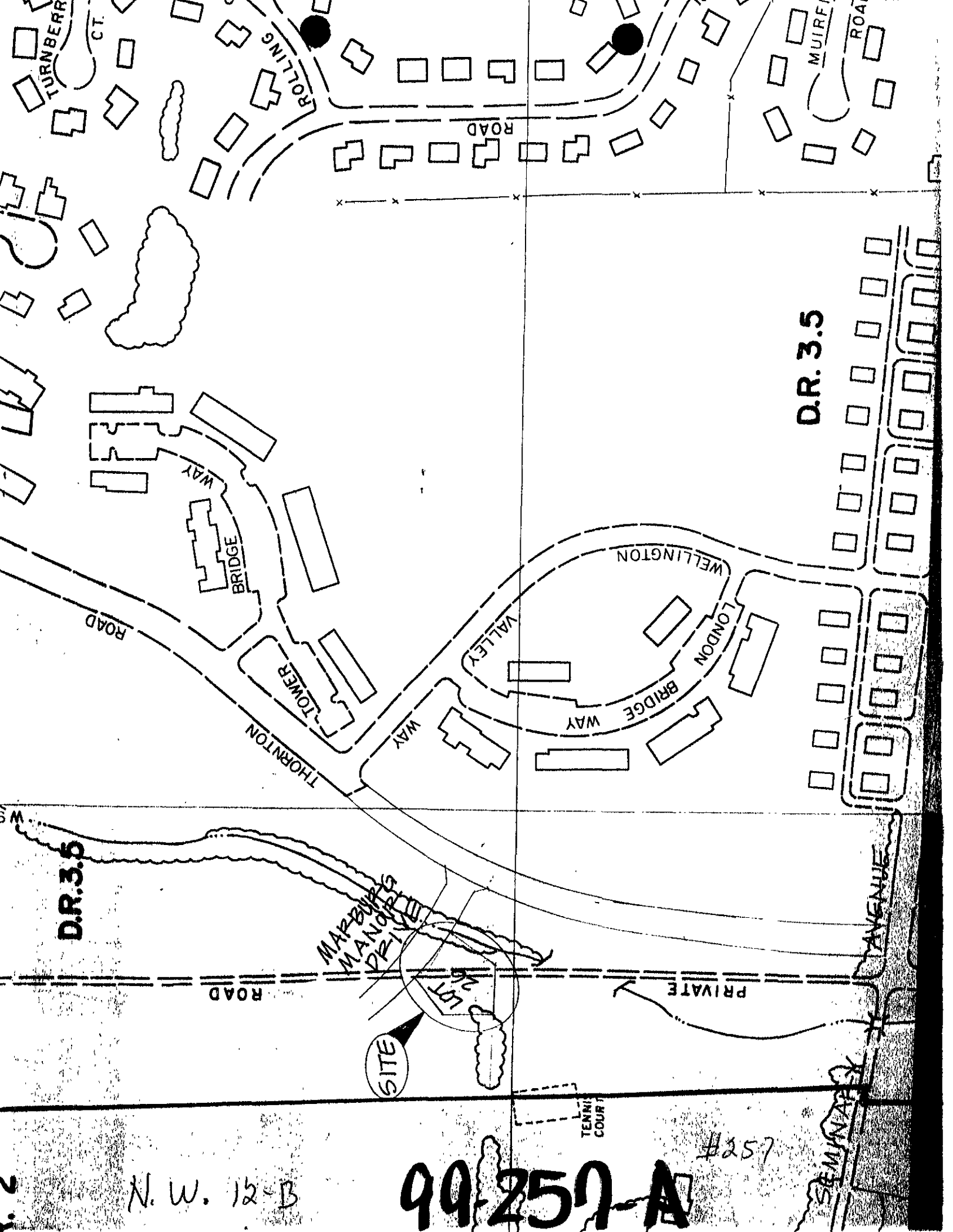
Please withdraw my request  
for a zoning hearing scheduled  
for March 3, 99.  
my case number is  
99-257-A.

thanks



2/18/99  
ag  
wcr





D.R. 3.5

D.R. 3.5

MARBURG  
MANOR  
DRIVE

SITE

99-257-A

N.W. 12-B

#257

SEMINARY  
AVENUE

TENNIS  
COURT

PRIVATE

WELLINGTON  
VALLEY

LONDON  
BRIDGE  
WAY

THORNTON  
ROAD

BRIDGE  
WAY

ROLLING  
ROAD

TURNBERRY  
CT.

MUIRFIELD  
ROAD





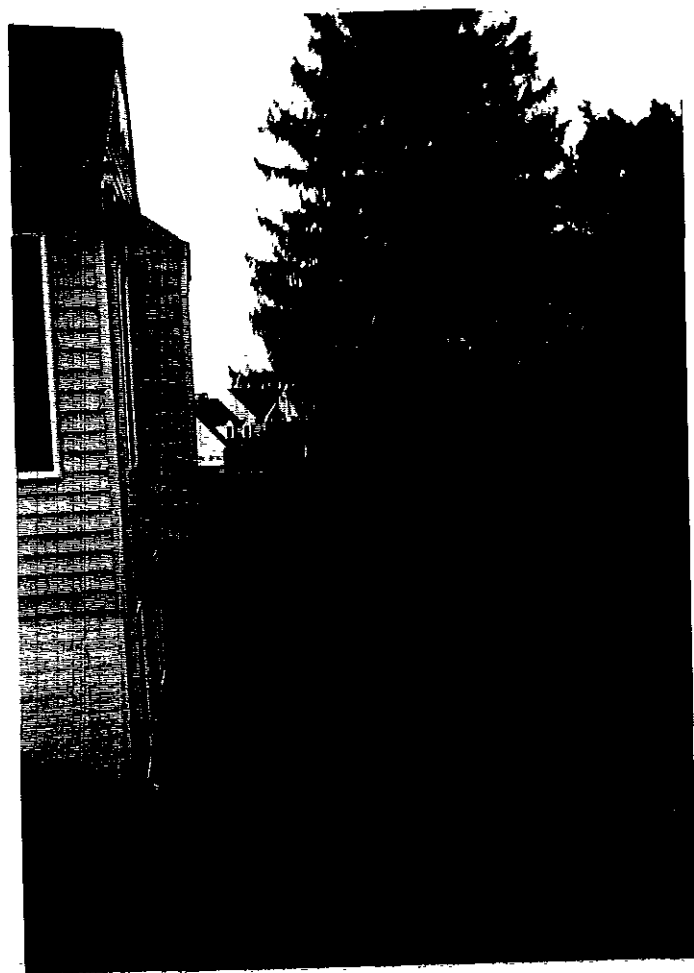
99-257-A



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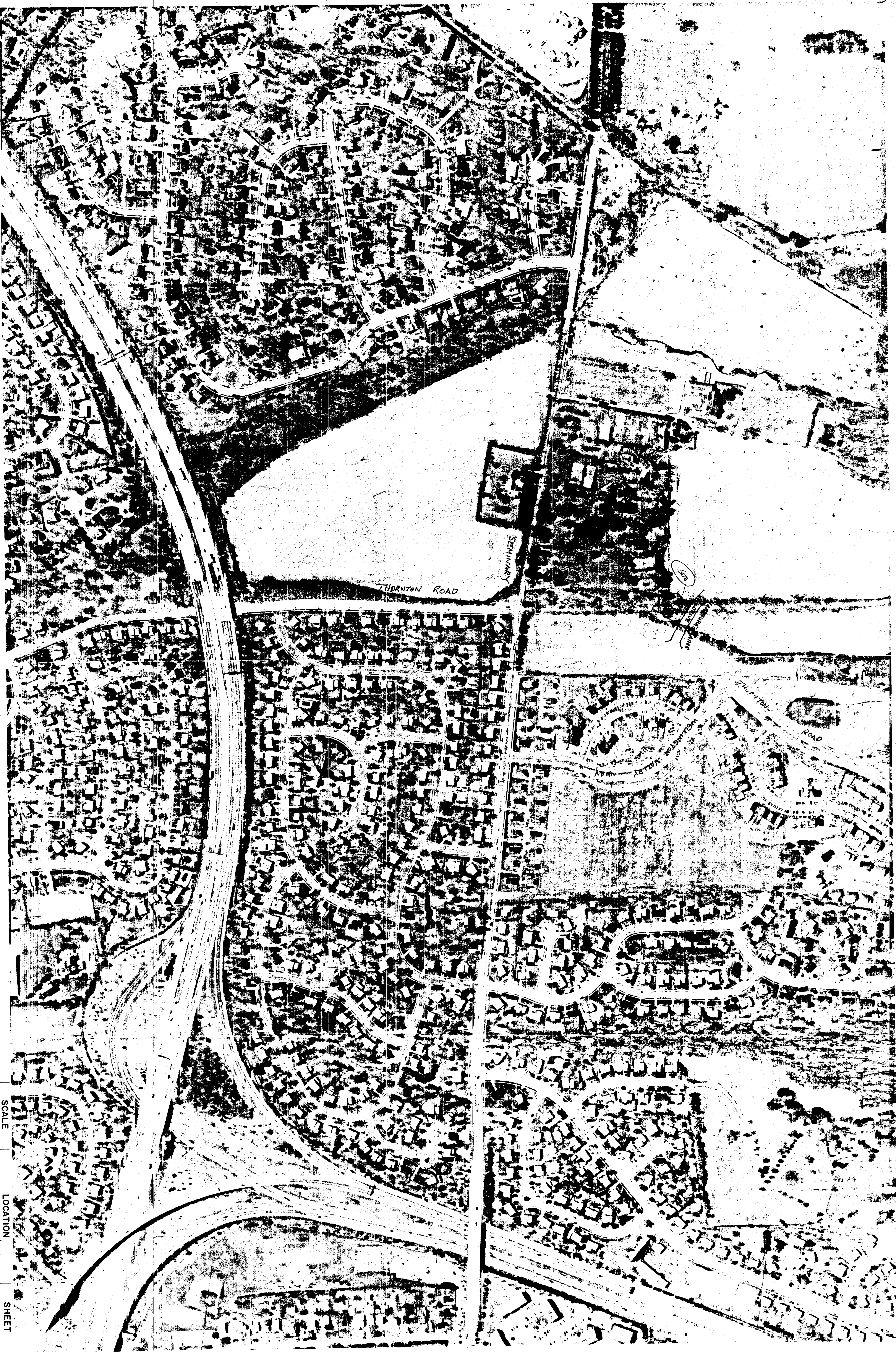


99-257-A



99.257-A





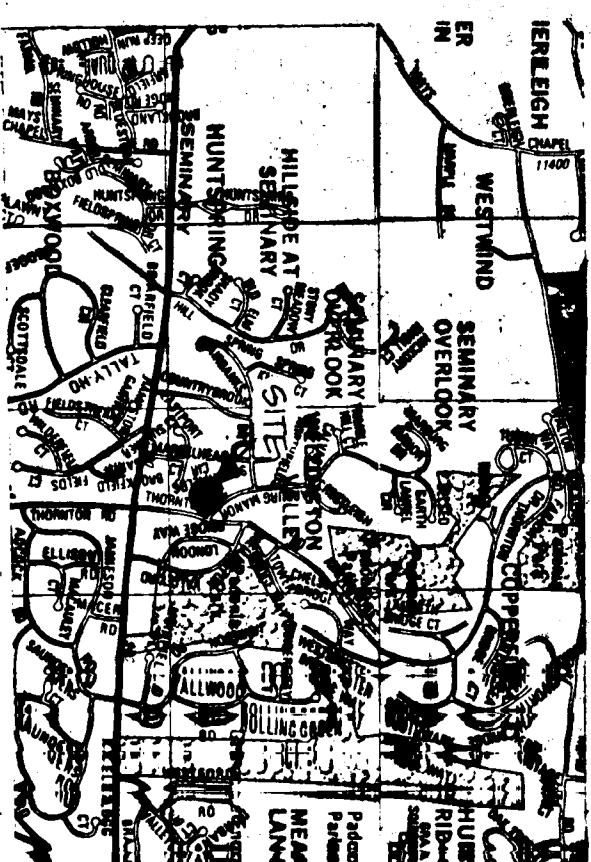
PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25401

**09-259-A**  
**BALTIMORE COUNTY**  
**OFFICE OF PLANNING AND ZONING**  
**#287 PHOTOGRAPHIC MAP**

SCALE	LOCATION	SHEET
1" = 200'	ADMINISTRATIVE VOUCHER # 8502, HANCOCK DRIVE	N.W. 12-B
DATE OF PHOTOGRAPHY JANUARY 1986	LUTHERVILLE	

MICROFILM

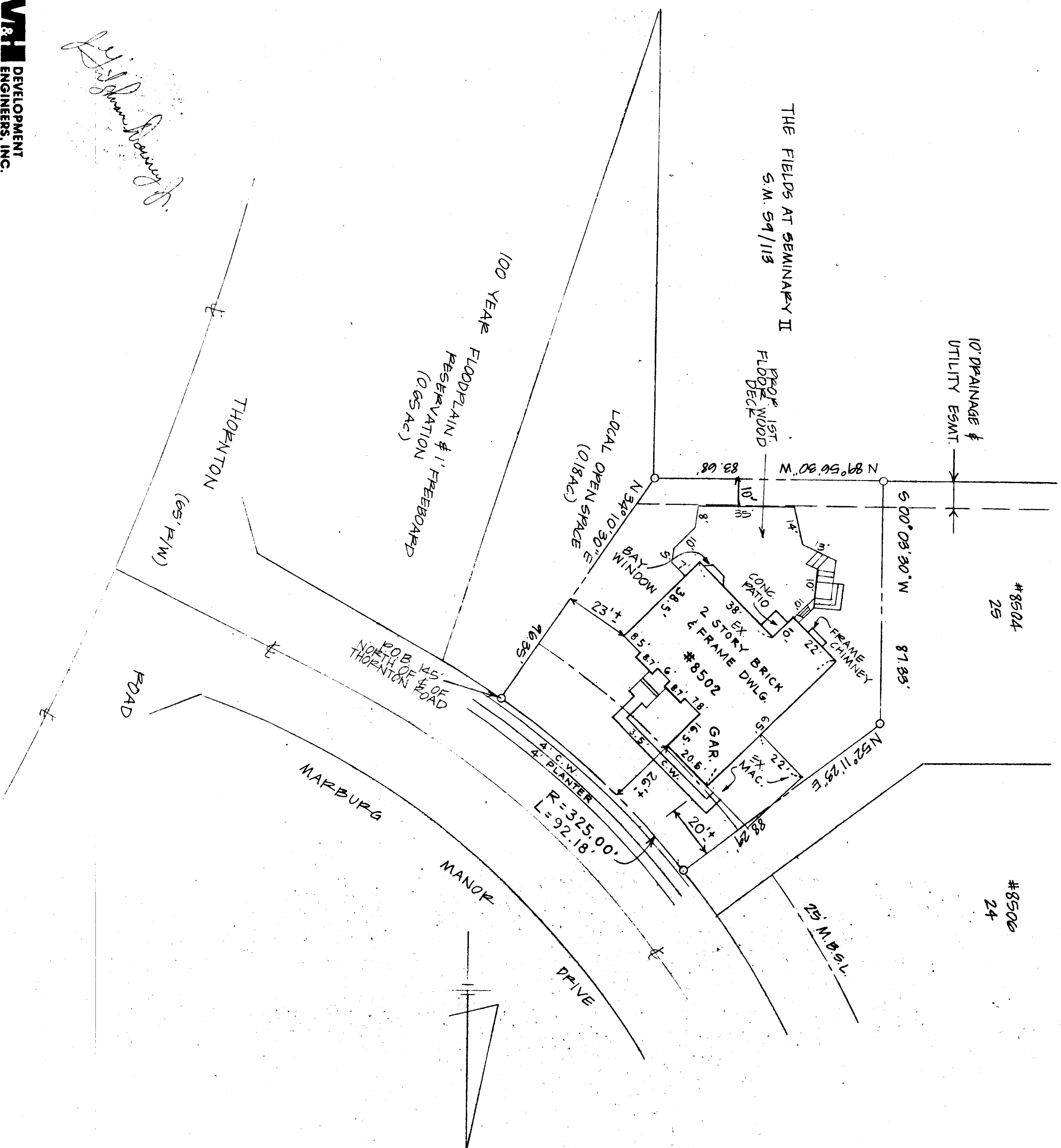




VICINITY MAP SCALE: 1"=2000'

LOCATION INFORMATION

1. ZONING: D.F. 3.5
2. 1"=200' SCALE MAP: N.W. 12 B
3. CONGULMANIC DISTRICT: 9
4. LOT SIZE: 0.30 AC ±
5. PUBLIC WATER & SEWER: YES
6. NOT LOCATED IN CHESTNUT BAY CRTI. C.A.L. AREA
7. NO PRIOR ZONING HEARING.
8. COMMUNITY PANEL NO: 240010 0245 RD.
9. NOT LOCATED IN A FLOODPLAIN AREA.
10. EXISTING USE: SINGLE FAMILY DWELLINGS
10. PROPOSED USE: CONSTRUCT A 1ST FL. WOOD DECK



OWNER: STANLEY AND CANDIS

8502 MARBURG MANOR DRIVE  
LUTHERVILLE, MD 21043  
(410) 337-5046

TAX ACCT. NO: 2200000 679

DEED REF: 12976-480

TAX MAP: 60 G410-15 PARCEL: 857

PLAT TO ACCOMPANY PETITION FOR

ADMINISTRATIVE VARIANCE

# 8502 MARBURG MANOR DRIVE

LOT 26

PLAT 1

"SEMINARY OVERLOOK" 61-45

ELECTION DISTRICT NO 8

BALTIMORE CO MD

SCALE: 1"=30'

DECEMBER 4, 1998

ZONING OFFICE USE ONLY

REVIEWED ITEM#: CASE# #

BY: 919-232-2321

DATE: 8-8-1145

W.H. DEVELOPMENT  
ENGINEERS, INC.

200 East Joppa Road  
Room 101, Shell Building  
Lorton, Maryland  
22079-0050



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

January 15, 1999

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JANUARY 19, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

255, 256, (257) AND 258

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

